



TOWN OF EAST HAMPTON

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February 6, 2020

TO: Planning Board

FROM: Eric Schantz *E.S.*
Senior Planner

RE: South Fork CC Barn – Site Plan
SCTM# 300-150-3-5, 7.1, 7.2, 7.3, 7.4, 8
730 Old Stone Highway, Amagansett

Last Review Date: Public hearing held on February 5, 2020

Items and Date Received: N/A

Background Information: Application has been made to construct a new 40' X 60' (2,400 sq. ft.) one story barn with two restrooms. Also proposed are three additional light fixtures, landscaping, grass parking, and a new sanitary system and drywell. The barn is to house maintenance equipment and replace a ~2,800 sq. ft. barn that has been removed.

The subject parcel is ~44 acres in lot area, zoned A5: Residence and is situated in Amagansett along Old Stone Highway. The subject parcel, along with two (2) neighboring parcels comprises the ~102 acre site known as the South Fork Country Club; a "beach, country golf yacht or other membership club" use as defined in the Town Code.

The subject parcel is situated within the Town's Agricultural Overlay District (AGO). However, the property is not currently used in any such capacity. It is also within the Suffolk County Pine Barrens and South Fork Special Groundwater Protection Area.

Pursuant to the State Environmental Quality Review Act (SEQRA) and Chapter 128 of the Town Code the proposed project is a Type II action.

Issues for Discussion:

Public Comments

A public hearing was held on February 5, 2020. No members of the public spoke at the hearing and no letters have been received.

Town Engineer

By memo dated December 4, 2019 the Town Engineer found the engineering elements to be satisfactory.

Office of Fire Prevention

By memo dated January 3, 2020 the Office of Fire Prevention stated that no further information was required.

Architectural Review Board (ARB)

By resolution dated January 10, 2020 the ARB approved the proposed project.

Conclusion

In conclusion, it appears that the application is ready for approval

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Conditions of Approval:

- Approval of the Suffolk County Department of Health Services (SCDHS)

Planning Board Consensus

Is the application ready for approval?

Additional comments: _____

Additional Board Comments:

